

080.A

0002

0341.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
466,000 / 466,000
466,000 / 466,000
466,000 / 466,000

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 341 | | SUMMER ST, ARLINGTON |

OWNERSHIP

| | | | |
|-----------|----------------------|---------|---|
| Owner 1: | QUINN FRANCESCA A | Unit #: | 1 |
| Owner 2: | | | |
| Owner 3: | | | |
| Street 1: | 341 SUMMER ST UNIT 1 | | |
| Street 2: | | | |

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CHUA MAUREEN L -

Owner 2: -

Street 1: 341 SUMMER ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Asbestos Exterior and 1020 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 8123 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 462,300 | 3,700 | | 466,000 | | 311477 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 11/18/18 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | Parcel ID | | | PAT ACCT. | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|--|-----------|--|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | | | |
| 2022 | 102 | FV | 462,300 | 3700 | . | | 466,000 | | Year end | 12/23/2021 | | | | |
| 2021 | 102 | FV | 449,500 | 3700 | . | | 453,200 | | Year End Roll | 12/10/2020 | | | | |
| 2020 | 102 | FV | 443,000 | 3700 | . | | 446,700 | 446,700 | Year End Roll | 12/18/2019 | | | | |
| 2019 | 102 | FV | 449,500 | 3700 | . | | 453,200 | 453,200 | Year End Roll | 1/3/2019 | | | | |
| 2018 | 102 | FV | 399,000 | 3700 | . | | 402,700 | 402,700 | Year End Roll | 12/20/2017 | | | | |
| 2017 | 102 | FV | 364,800 | 3700 | . | | 368,500 | 368,500 | Year End Roll | 1/3/2017 | | | | |
| 2016 | 102 | FV | 313,000 | 3700 | . | | 316,700 | 316,700 | Year End | 1/4/2016 | | | | |
| 2015 | 102 | FV | 290,100 | 3700 | . | | 293,800 | 293,800 | Year End Roll | 12/11/2014 | | | | |

| SALES INFORMATION | | | | | | | | | | TAX DISTRICT | | | | ACTIVITY INFORMATION | | | |
|-------------------|-----------|------|-----------|-----------|--|------------|----|-----|-------|--------------|--|--|--|----------------------|--------------|-----|-------------|
| Grantor | Legal Ref | Type | Date | Sale Code | | Sale Price | V | Tst | Verif | Notes | | | | Date | Result | By | Name |
| CHUA MAUREEN L, | 66136-216 | | 9/28/2015 | | | 404,000 | No | No | | | | | | 11/18/2018 | Measured | DGM | D Mann |
| COPITHORNE PRO | 52925-418 | | 6/4/2009 | | | 288,000 | No | No | | | | | | 3/2/2016 | Sales Review | PT | Paul T |
| | | | | | | | | | | | | | | 4/28/2010 | NEW CONDO | BR | B Rossignol |
| | | | | | | | | | | | | | | 5/17/2009 | MLS | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA / / /



| | | | | | | | | | | | | | | | | | | | |
|---------------------------------|---------------|-------------------------------|-------------------|---|---------------------------|--|------------------------------|-------------------------|---------------------|--------------------------|---------------------|--------------------|---------------------|-------|-----------------------------------|------------|--------------|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | |
| Type: 99 - Condo Conv | | Full Bath: 1 | Rating: Good | | | | | | | | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | A Bath: 1 | Rating: | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | 3/4 Bath: 1 | Rating: | | | | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | A 3QBth: 1 | Rating: | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | 1/2 Bath: 1 | Rating: | | | | | | | | | | | | | | | | |
| Prime Wall: 5 - Asbestos | | A HBth: 1 | Rating: | | | | | | | | | | | | | | | | |
| Sec Wall: % | | OthrFix: 1 | Rating: | | | | | | | | | | | | | | | | |
| Roof Struct: 2 - Hip | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | Kits: 1 | Rating: Very Good | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | | | | | |
| Color: BEIGE | | A Kits: 1 | Rating: | Level FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | |
| View / Desir: | | Fpl: 1 | Rating: Good | Other | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | WSFlue: 1 | Rating: | Upper | | | | | | | | | | | | | | | |
| Grade: C - Average | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | | | | | |
| Year Blt: 1928 | | Eff Yr Blt: | | Location: | | Lvl 1 | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | Lower | | | | | | | | | | | | | |
| Jurisdct: G11 | | Fact: . | | Floor: 1 - 1st Floor | | Totals RMS: 5 BRs: 2 Baths: 1 HB | | | | | | | | | | | | | |
| Const Mod: | | % Own: 49.510000000 | | Name: | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | |
| Lump Sum Adj: | | Phys Cond: GV - Good-VG 10. % | | Override: | | Exterior: | | | | No Unit RMS BRS FL | | | | | | | | | |
| INTERIOR INFORMATION | | Functional: | | Total: 10.8 % | | Interior: | | | | 1 5 2 | | | | | | | | | |
| Avg Ht/FL: STD | | Economic: | | Name: | | Additions: | | | | | | | | | | | | | |
| Prim Int Wal 2 - Plaster | | Special: | | Total: 10.8 % | | Kitchen: | | | | | | | | | | | | | |
| Sec Int Wall: % | | Override: | | Name: | | Baths: | | | | | | | | | | | | | |
| Partition: T - Typical | | Total: 10.8 % | | Name: | | Plumbing: | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | Name: | | Name: | | Electric: | | | | | | | | | | | | | |
| Sec Floors: % | | Name: | | Name: | | Heating: | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | Name: | | Name: | | General: | | | | Totals 1 5 2 | | | | | | | | | |
| Subfloor: | | Name: | | Name: | | Name: | | | | Name: | | | | Name: | | | | | |
| Bsmnt Gar: | | Name: | | Name: | | Name: | | | | Name: | | | | Name: | | | | | |
| Electric: 3 - Typical | | Name: | | Name: | | Name: | | | | Name: | | | | Name: | | | | | |
| Insulation: 2 - Typical | | Name: | | Name: | | Name: | | | | Name: | | | | Name: | | | | | |
| Int vs Ext: | | Name: | | Name: | | Name: | | | | Name: | | | | Name: | | | | | |
| Heat Fuel: 2 - Gas | | Name: | | Name: | | Name: | | | | Name: | | | | Name: | | | | | |
| Heat Type: 5 - Steam | | Name: | | Name: | | Name: | | | | Name: | | | | Name: | | | | | |
| # Heat Sys: 1 | % Heated: 100 | % AC: | Adj Total: 518272 | Depreciation: 55973 | Depreciated Total: 462298 | WtAv\$/SQ: | AvRate: | Ind.Val: | Juris. Factor: 1.00 | Before Depr: 430.19 | Final Total: 462300 | Val/Su Net: 453.24 | Val/Su SzAd: 453.24 | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | PARCEL ID: 080.A-0002-0341.1 | | | | IMAGE | | | | AssessPro Patriot Properties, Inc | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | |
| 3 | Garage | D | Y | 1 19X10 | | A | AV | 1928 | 28.16 | T | 40 | 102 | | | 3,200 | | 3,200 | | |
| 19 | Patio | D | Y | 1 10X10 | | A | AV | 1990 | 6.00 | T | 23.2 | 102 | | | 500 | | 500 | | |
| More: N | | | | Total Yard Items: 3,700 | | | | Total Special Features: | | | | Total: 3,700 | | | | | | | |